



Britannia Court

Brighton Marina Village, BN2 5SF

£295,000 Leasehold

EPC Rating : C

- Rarely available South facing one bedroom apartment
- South facing living/dining room with large South facing patio
- Fitted kitchen, double bedroom and bathroom
- Courtyard parking space and lease extended

H2O
HOMES



Brighton Marina well deserves its reputation as one of the city's 'go to' destinations and boasts a frequent 24hr bus service direct into the City Centre and mainline rail station (London Victoria 54 mins). A wealth of waterfront cafés, restaurants and year-round events creates a buzzing vibe, while other leisure facilities include a multi screen Cinema, Bowlplex, Casino and David Lloyd Health Club. The marina also benefits from a large supermarket, and most importantly the assurance of a round the clock security team backed up by experienced onsite management.

Opportunities like this don't come up often so don't miss the boat on this rarely available South facing one bedroom, ground floor apartment! One of only 10 available located on the outer harbour blocks this gorgeous, freshly decorated one bedroom apartment's main feature is the large South facing patio, perfect for entertaining! The inviting living/dining room has a fantastic South facing aspect and leads onto the delightful patio and the main bedroom equally benefits from this aspect. There is a separate fully fitted kitchen with appliances included and a full bathroom. An allocated parking space is conveniently found in the courtyard and the lease has been extended. The property would make an ideal buy-to-let, main or second home by the sea!

ENTRY

Communal ground floor entrance with security entry system. Individual door to apartment.

ENTRANCE HALL

Security entryphone. Storage cupboard housing electrical distribution box. Deep airing cupboard with slatted shelf. Radiator. Telephone point. Power point. Coved ceiling. Recessed ceiling spotlights. Ceramic tiled floor.

KITCHEN

7' 2" x 7' 2" (2.18m x 2.18m)

Fully fitted kitchen comprising Beko electric oven, Whirlpool gas hob with extractor hood over. Hotpoint washer/dryer. Lec fridge. Stainless steel 1½ sink unit. Fitted cupboards and work surfaces with tiled splashbacks. Worcester gas combination boiler (installed in Spring 2022). Under unit lighting. Arched internal window. Power points. Radiator. Recessed ceiling lights. Ceramic tiled floor.

LIVING/DINING ROOM

14' 9" x 14' 2" (4.5m x 4.32m)

Glazed double doors to South facing patio. Further Southwest facing window. Curtain pole and curtains. 2 radiators. Power points. TV point. Telephone point. Central heating thermostat control. Coved ceiling. Recessed spotlights. Engineered oak wood floor.



PATIO

Large paved South facing patio garden with raised pebbled borders and decked seating area. Exterior light.



BEDROOM

10' 3" x 10' 1" (3.12m x 3.07m)

Good sized double bedroom with arched South facing window overlooking patio. Curtain pole and curtains. Radiator. TV point. Power points. Coved ceiling. Recessed spotlights. Engineered oak wood floor.



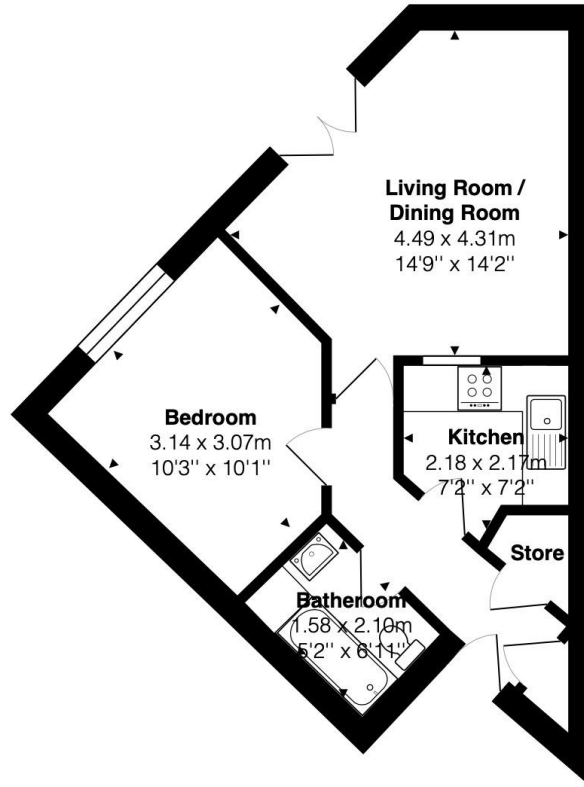
BATHROOM

Part tiled. White suite comprising panelled bath with mixer tap and wall mounted shower. Glazed shower screen. Hand basin with mixer tap. Mirror with integral light over. Low level WC. Bathroom cabinet. Chrome heated towel rail. Recessed ceiling lights. Extractor fan. Ceramic tiled floor.

PARKING SPACE

Allocated within the courtyard.





Ground Floor

Area: 40.6 m² ... 437 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Leasehold – 131 years remaining.

SERVICE CHARGE

£ 1,901.20 (2024) to include ground rent, service charge, buildings insurance and reserve fund.

COUNCIL TAX BAND

Tax band C

LOCAL AUTHORITY

Brighton & Hove City Council

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements